

CITY OF MEDINA
PLANNING COMMISSION MEETING

November 1, 2005
7:00 p.m.

Medina City Hall
501 Evergreen Point Road

CALL TO ORDER

Vice Chair, Jim Lawrence, called the November 1, 2005, Planning Commission meeting to order at 7:08 pm.

ROLL CALL

Present: Jim Lawrence, Vice Chair
Commissioners: Holly Greenspoon, Bret Jordan,
Judie O'Brien, Debra Ricci, and Gerry Zyfers

Absent & Excused: Mark Nelson, Chair

Staff Present: Joseph Gellings, Director of Development Services; Tim
Tobin, Engineering Consultant; and Rachel Baker,
Administrative Assistant

ANNOUNCEMENTS

Gellings requested time following public hearings to present a brief update regarding site plan review and commissioners approved.

AUDIENCE PARTICIPATION
(non-agenda items)

There was no audience participation.

MINUTES

MOTION JORDAN AND SECOND O'BRIEN TO APPROVE MEETING
MINUTES FROM OCTOBER 4, 2005, PLANNING COMMISSION MEETING,
MOTION PASSED 6-0; 7:10 PM.

CONTINUED PUBLIC HEARING

Construction Mitigation Plan (CMP), Level 2 (7:11 pm)

808 – 83rd Avenue Northeast, Medina 98039

Construction of a single-family residence, guesthouse, pool and tennis court

Gellings defined scope of city's authority through review and approval of construction mitigation plans, identified under Chapter 15.20 of Medina Municipal Code. Gellings conveyed Joe Willis, Public Works Director, met with him and Tim Tobin in the field in response to concerns raised during October public hearing regarding the city's storm sewer system. Gellings said Willis performed an analysis of system capacity and the results were included in an October 24th memo placed before each commissioner prior to meeting.

Tobin addressed letter received from David and Elizabeth Jones and Larry and Jane Meitl, dated October 31, 2005, regarding CMP. Tobin conveyed the applicant could answer concerns listed in letter, however, he suggested authors request berm maintenance, located on west side of 83rd Avenue, through the Public Works Department.

Tobin read Staff Report and recommendations and commissioners entered into discussion.

Lawrence opened floor to public comment and those in attendance were administered an oath, 7:52 pm.

Antonio Chen, property owner, 15165 Northeast 29th Street, Redmond (7:52 pm)

Dr. Chen stated he hired licensed and bonded contractors specific to project needs, rather than hiring one general contractor. Dr. Chen said he hired an unlicensed, full-time project manager that would be responsible for site supervision and project scheduling, as required by CMP, and the project manager would visit site daily.

Dr. Chen claimed he agreed with geo-tech recommendation to wait until drier weather to begin excavation, even though he would incur additional expenses, and stated he would place safety over cost and would be willing to delay project.

*Robert Parnell, civil engineer, R. N. Parnell Company
4422 – 187th Place Southeast, Issaquah (8:02 pm)*

Mr. Parnell reported Dr. Chen hired him to complete site plan, storm water drainage and construction mitigation plan components related to project. Mr. Parnell described drainage plan and explained site analysis. Mr. Parnell said data collected would suggest 100 % containment of site run off.

Mr. Parnell deferred questions regarding sustainable cut to geo-tech.

Jane Meitl, resident, 8234 Northeast Eighth Street, Medina (8:29 pm)

Mrs. Meitl addressed Dr. Chen regarding plan for home and current residence. Dr. Chen confirmed the house would not be constructed for speculation and stated he currently resides in Medina and would anticipate living in proposed structure.

Mrs. Meitl inquired about recent storm and sewer pipe maintenance and complained about recent toilet flooding. Tobin explained city's responsibilities for storm sewers and directed resident to contact city of Bellevue regarding sewer issues. Gellings said obstructions in storm system were cleared.

Resident expressed concerns regarding proposed work and contractors hired by property owner. Lawrence suggested residents obtain copies of CMP decision and city construction code to monitor compliance.

Brian Kemp, resident, 8245 Northeast Eighth Street, Medina (8:47 pm)

Mr. Kemp informed commission of pedestrian path located on property from 84th. Mr. Kemp indicated he had a letter from Daniel Parks, resident of 800 – 84th Avenue, referencing pathway. Commission told resident, the matter would be a civil issue.

Lawrence closed the public hearing at 8:50 pm and commissioners entered into discussion.

MOTION JORDAN AND SECOND RICCI TO ACCEPT STAFF
RECOMMENDATION OF CHEN CMP WITH CHANGES AS FOLLOWS:

- 8: REVERSE ORDER OF SENTENCES IN STAFF REPORT
RECOMMENDATION
- (NEW) 9: RESTRICT DUMP TRUCK TRAFFIC TO SINGLE DUMP TRUCKS
ONLY.
- (NEW) 10: TRUCK TRAFFIC FOR EARTH MATERIAL HAULING AND
DELIVERY SHALL NOT OCCUR DURING HOURS OF SCHOOL
COMMENCEMENT AND DISMISSAL.

MOTION PASSED 6-0, 9:13 PM.

PUBLIC HEARINGS

Construction Mitigation Plan (CMP), Level 2 (9:14 pm)
1465 Evergreen Point Road, Medina, WA 98039

Demolition & construction of single-family residence

Tobin read Staff Report and proposed recommendations to Planning Commission. Tobin reported the civil engineer revised quantity of material to be removed as half or less than the figure originally reported and staff eliminated recommendation, which required material to be barged from site. Tobin conveyed the commission might wish to re-consider, however.

Tobin indicated one comment letter was received from Dr. Robert Rudolph, which addressed sound wall and concern regarding road surface damage of private lane due to impact of construction operations.

Tobin conveyed original proposal was changed from truck and trailer combinations to single truck and indicated revision would be more appropriate in addition to requiring flaggers at top and bottom of lane with audio communication contact.

Tobin explained requirements for sound wall and measures to protect road surface of private lane.

Lawrence opened floor to public comment, 9:27 pm.

*Jim Jensen, general contractor, Jensen Homes Northwest Company,
12408 217th St. SE, Snohomish, WA 98296 (9:27 pm)*

Mr. Jensen requested sound wall requirement be reduced. Tobin defined wall placement and Mr. Jensen expressed he misunderstood size and was agreeable to plan.

Robert Rudolph, resident, 1455 Evergreen Point Road, Medina (9:29 pm)

Dr. Rudolph conveyed the mitigation plan was good and addressed sound wall requirement, indicating critical area of wall would be to provide privacy to him during use of deck and living room. Dr. Rudolph suggested noise wall could be reduced and demonstrated proposed area on posted plan.

Dr. Rudolph addressed concern regarding private lane, including steep grade of roadway and protection of roadway surface from use of metal tracks. Resident stated a storm drain is located over property line and care should be taken to prevent blockage during construction.

Resident advised commission of private agreement and covenants to maintain private lane.

Mr. Jensen testified his company is insured and bonded and claimed he would take all precautions to keep road in good repair. He stated he would provide a

thorough cleaning prior to construction and maintain throughout project. He also indicated if road damage occurred, it would be addressed immediately and repaired. In addition, Mr. Jensen proclaimed trucks would be washed of construction debris prior to leaving job site.

Mr. Jensen said flaggers would maintain radio communications to accommodate neighbors and emergency vehicles and he would be prepared to schedule start or haul out times around school bus stop pick-up and drop-off times.

Lawrence closed public hearing at 9:41 pm and commissioners entered into discussion.

MOTION JORDAN AND SECOND LAWRENCE TO APPROVE STAFF RECOMMENDATIONS OF NGUYEN CMP WITH CHANGES AS FOLLOWS:

- PARAGRAPH THREE: WALL SHOULD EXTEND WEST TO TOP OF STEPS AND DESIGNATE REMAINING EAST TO POINT APPROXIMATELY MIDWAY OF EASTERN MOST GARAGE WALL OF HOUSE
- (NEW) PARAGRAPH SIX: ONGOING MAINTENANCE OF PRIVATE LANE SHALL BE SAME AS REQUIRED BY CODE FOR PUBLIC STREETS

MOTION PASSED 6-0, 9:43 PM.

Lawrence called for a break at 9:43 pm and called the meeting back to order at 9:47 pm.

Construction Mitigation Plan (CMP), Level 2 (9:47 pm)

3318 - 78th Place Northeast, Medina, WA 98039

Demolition & construction of single-family residence & guesthouse

Greenspoon disclosed she is a neighbor of the proposed project and proclaimed she could remain fair during the hearing process and declined to recuse and project representatives did not object.

Tobin read Staff Report, proposed recommendations and noted no public comment was received. Commission discussion followed.

Lawrence opened floor to public comment at 9:56 pm.

Curtis Gelotte, architect, Curtis Gelotte Architects

150 Lake Street South, Suite 208, Kirkland, WA 98033 (9:56 pm)

Mr. Gelotte addressed the economics of barging and preferred to avoid, particularly if two barges would be required. He stated use of single-trucks would be favored.

Steven White, resident, 3326 – 78th Place Northeast, Medina (9:58 pm)

Mr. White stated dock and finger pier is jointly owned and expressed concern as to how barge could access site. Resident also addressed loss of cedar tree located on property line between his residence and proposed construction site. Mr. White conveyed he would lose privacy and incur an economic loss, if tree would be removed.

Resident stated sound wall would need to be extended if tree removed.

Newell Bossart, resident, 3311 – 78th Place Northeast, Medina (10:03 pm)

Mr. Bossart questioned quantity of excavation and Tobin answered. Resident stated preference for excavation to be exported via barge to minimize impacts and expenses to neighborhood.

R. Bossart, resident, 3311 – 78th Place Northeast, Medina (10:07 pm)

Mrs. Bossart inquired about location of excavations and property elevations, and Tobin answered. Resident addressed concern regarding damage to her driveway if construction vehicles trespassed.

Lawrence closed public hearing at 10:14 pm and commissioners entered into discussion.

MOTION ZYFERS AND SECOND JORDAN TO APPROVE STAFF RECOMMENDATION FOR PONG CMP AS PRESENTED, MOTION PASSED 6-0, 10:29 PM.

NEW BUSINESS

Site Plan Review (10:29 pm)

Gellings distributed memo to commissioners regarding site plan review. Gellings summarized key ideas and intent of ordinance. Gellings stated a site plan review case would be on the December agenda.

Lawrence requested and Gellings agreed to email ordinance to commissioners.

Ricci recommended following Robert's Rules of Order during meeting and when public testimony taken, each should be individually sworn in to ensure creation of an official and valid public record.

Commissioners suggested City Attorney, Wayne Tanaka, attend December meeting and Gellings said it would be appropriate.

DISCUSSION

Nonconforming Envelopes

There was no discussion due to time.

Building Permit Thresholds

There was no discussion due to time.

ADJOURNMENT

MOTION RICCI AND SECOND JORDAN TO ADJOURN NOVEMBER 1, 2005, PLANNING COMMISSION MEETING, MOTION PASSED 6-0, 10:38 PM.

The November 1, 2005, Planning Commission meeting adjourned at 10:38 pm.

The next Planning Commission meeting is scheduled for Tuesday, December 6th, 2005 at 7:00 pm.

Minutes taken by:

Rachel Baker
Administrative Assistant